

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
August 8, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: July 24, 2009

Project Name:	I-5 RV STORAGE
Case Number:	PSR2009-00024; SEP2009-00055; BLA2009-00025
Location:	8405 NE 8th Avenue
Request:	The applicant is requesting a boundary line adjustment (BLA) and a site plan review approval to construct an RV storage facility on an approximately 3.47 acre parcel zone General Commercial (GC).

Applicant/Contact:

Sterling Design, Inc.
Joel Stirling, P. E.
2208 E Evergreen Blvd, Suite A
Vancouver, WA 98661
(360)759-1794; (360)759-4983 fax
mail@sterling-design.biz or joel@sterling-design.biz

Property Owner:

Hwy 99 Commercial LLC
Harris Family Trust
8320 NE Hwy 99
Vancouver, WA 98665

Comp Plan Designation: GC**Parcel Numbers:**

Tax Lots 62 (145283), 64 (145285), 67 (145288) and 23,27 (145246), located a in portion of the SE ¼ of Section 3, Township 3 North, Range 1, and the SW ¼ of Section 2, Township 2, North, Range 1 East of the Willamette Meridian.

Applicable Code Sections:

Clark County Code (CCC) Chapter: 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), 40.380 (Stormwater Drainage and Erosion Control), 15.12 (Fire Code), 40.230 (Commercial Districts, GC), 40.540 (Boundary Line Adjustment, BLA), 40.520.040 (Site Plan Review), 40.320 (Landscaping and Screening), 40.340.010 (Parking and Loading Standards), 40.610 (Impact Fees), 40.500 (Procedures), and 40.570 (SEPA)

Neighborhood Contact:

NE Hazel Dell Neighborhood Association; Bud Van Cleve, President; 1407 NE 68 Street; Vancouver, WA 98665; 695-1466; E-mail to Bud Van Cleve: BSVANC@aol.com
E-mail to Doug Ballou: dballou@pacifier.com

Staff Contact Person:

Planner Name: Michael Uduk (360) 397-2375, ext. 4385

E-mail: michael.uduk@clark.wa.gov

Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180

Please email SEPA comments to: michael.uduk@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 6/23/09
Fully Complete Date: 7/10/09

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 6 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

TAB 15
STATE ENVIRONMENTAL REVIEW

Clark county
SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal and to help the agency decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Customer Service Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS** (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable: **I-5 RV Storage**
2. Name of applicant: **Joel Stirling, STERLING DESIGN, INC.**
3. Address and phone number of applicant and contact person:
2208 E. Evergreen Blvd., Vancouver, WA, 98661/ (360) 759-1794
4. Date checklist prepared: **06-22-09**
5. Agency requesting checklist: **Clark County**
6. Proposed timing or schedule (including phasing, if applicable):
Construct in summer of 2010
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain. **No**
8. List any environmental information that has been or will be prepared related to this proposal. **Archeological Pre-Determination has been completed at the site and a letter of "no further work" recommended by the State of Washington Department of Archeology**
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain. **No**
10. List any government approvals or permits needed for your proposal:
Clark County for Site Plan approval & construction, Clark Regional Wastewater District for Sanitary sewer, Clark Public Utilities for Water.
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is to construct a 67 space RV Storage facility in 5 phases with associated stormwater quality and quantity control facilities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The project is located at 8405 NE 8th Avenue, Vancouver WA, 98665, Serial Number(s) 145283-000, 145285-000, 145288 & 145246-000 located in a portion of the SE ¼ of Section 3, Township 3 North, Range 1 East, Willamette Meridian, Clark County, WA

B. Environmental Elements

1. Earth

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- a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____.
- b. What is the steepest slope on the site and the approximate percentage of the slope? **Approximately 5%**
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland. **(HoB) & (OdB0; Type B & D soil(s)).**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will take place as part of the construction process. It is anticipated that there may be up to 5,000**

cu.yds of cut and fill required to construct the project.
Fill type and location is not known at this time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, an erosion control plan will be designed and approved prior to commencing any construction activities as required by Clark County Code.**
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **Approximately 80%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **An approved erosion control plan will be submitted to and approved by Clark County prior to commencing construction.**

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2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities. **Construction dust and vehicle emissions during construction. Light Industrial building emissions following build out.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air: **N/A**

3. Water

a. **Surface:**

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams,

saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **No**

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **N/A**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**
- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities: **No**
- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan. **No**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

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b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities. **No**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **None**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include

quantities, if known. Describe where water will flow, and if it will flow into other water. **Onsite quality and quantity control of stormwater drainage and then discharge to a public storm system**

2) Could waste materials enter ground or surface waters?
If so, please describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **None**

4. Plants

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- a. Check or circle types of vegetation found on the site:
- Deciduous tree: alder, maple, aspen, other
 - Evergreen tree: fir, cedar, pine, other
 - Shrubs
 - **Grass**
 - Pasture
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - Water plants: water lily, eelgrass, milfoil, other
 - Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? **lawn grass and weeds will be replaced with pavement, buildings and landscaping.**
- c. List threatened or endangered species on or near the site.
None
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
None

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, **songbirds**, other;
 - Mammals: deer, bear, elk, beaver, other; and,
 - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site. **None**
- c. Is the site part of a migration route? If so, please explain. **No**
- d. List proposed measures to preserve or enhance wildlife:
None

6. Energy and natural resources

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- a. What kinds of energy (**electric**, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **lighting for storage area & power for gate**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe. **No**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts: **None**

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe. **No**

- 1) Describe special emergency services that might be required. **Storage facility uses**
- 2) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?
Construction noise during construction, typical RV Storage use following build out.
- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.
Construction hours are 7:00am to 7:00 pm, only during subdivision and home construction.
- 3) Proposed measures to reduce or control noise impacts: **None**

8. Land and shoreline use

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- a. What is the current use of the site and adjacent properties?
The site currently has 2 single family residences and 1 large metal storage building on it. Adjacent properties are zoned CH and are a mix of older single family residences and CH uses
- b. Has the site been used for agriculture? If so, please describe.
No
- c. Describe any structures on the site. **The site currently has 2 single family residences and 1 large metal storage building on it.**
- d. Will any structures be demolished? If so, please describe.
Yes, all of them

- e. What is the current zoning classification of the site? **CH**
- f. What is the current comprehensive plan designation of the site? **GC**
- g. What is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
No
- i. How many people would reside or work in the completed project? **Unknown**
- j. How many people would the completed project displace?
Unknown, 2 single family rental properties
- k. Please list proposed measures to avoid or reduce displacement impacts: **N/A**
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans: **Approval by Clark County**

9. Housing

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- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **N/A**
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. **2 existing rental homes will be removed at full build out of all phases**

- c. List proposed measures to reduce or control housing impacts:
None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials? **16', metal roof and structure over pavement**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts:
None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Security lighting, car lights at night.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**
- c. What existing off-site sources of light or glare may affect your proposal? **Car lights, adjacent commercial/retail and residential uses**
- d. Proposed measures to reduce or control light and glare impacts: **None**

12. Recreation

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- a. What designated and informal recreational opportunities are in the immediate vicinity? **None**

- b. Would the project displace any existing recreational uses? If so, please describe. **No**
- d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant: **None**

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. **No**
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **High archaeological predictive, a archaeological predetermination has been performed at the site and a letter was received from the State of Washington Department of Archaeology determining that "no further work" is needed**
- c. Proposed measures to reduce or control impacts: **None at this time.**

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **I-5, Highway 99, NE 82nd Street and NE 8th Avenue**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **67 parking spaces for RV Storage**
- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's

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public or private. **No, the public road fronting the property is already improved to full standards**

- e. Will the project use water, rail, or air transportation? If so, please describe. **No**
- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur. **Minimal traffic will be generated by the project and would not be during typical peak hours**
- g. Proposed measures to reduce or control transportation impacts: **None**

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe. **Proposed use will require all services**
- b. Proposed measures to reduce or control direct impacts on public services: **None**

16. Utilities

- a. Circle the utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site: **All utilities as listed above**

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

[Handwritten Signature]
06-23-09

Owners of property that were sent notice

SE 1/4 of Section 03 T2R1E WM

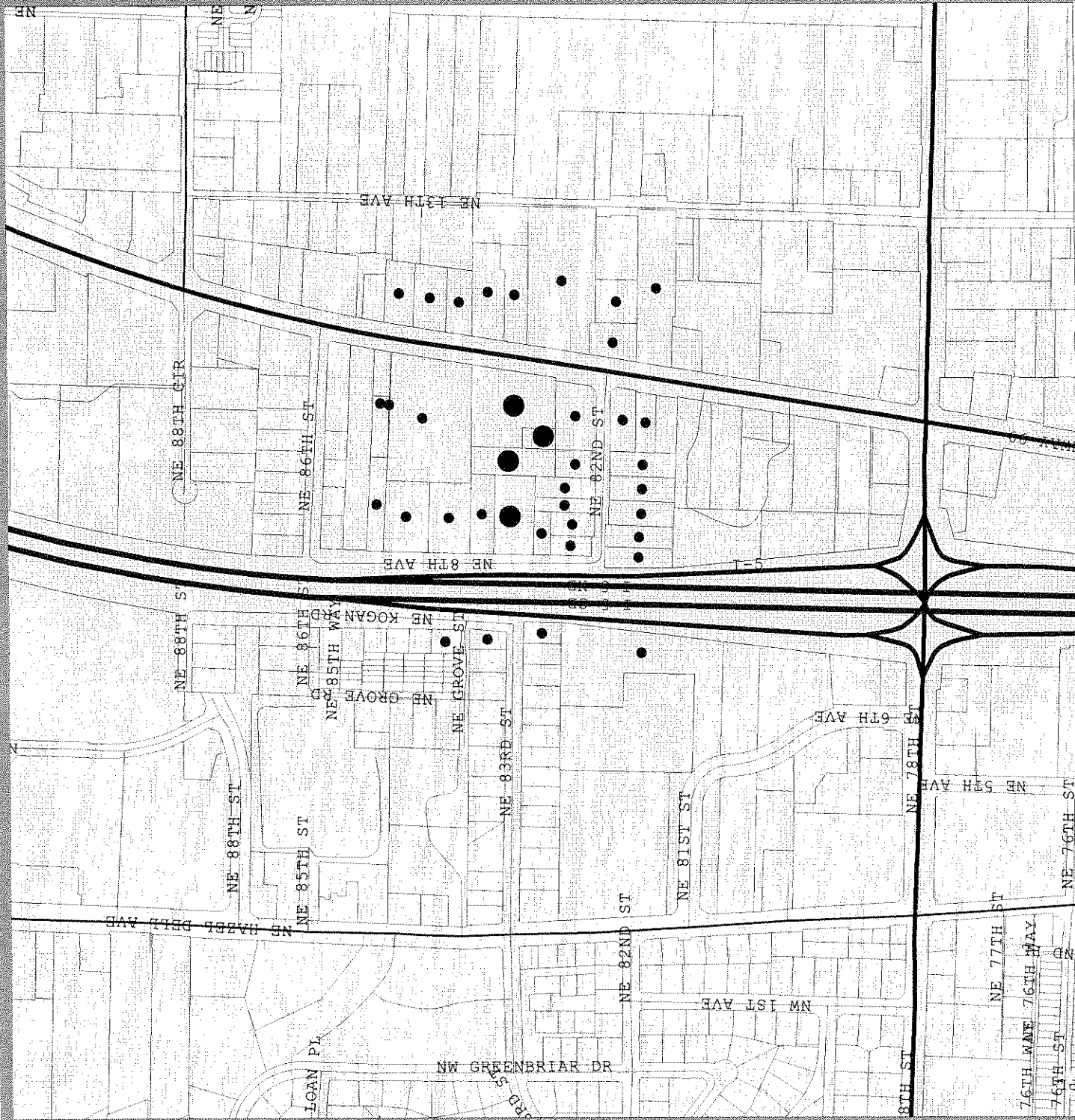
- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Jul 23, 2008

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:3178.7) 100 0 100 200 300 400 Feet